



Staff Report

TO: Planning and Zoning Commission

FROM: Derek Holcomb, AICP, Deputy Director of Community Development

DATE OF MEETING: October 26, 2016

DATE OF SUBMITTAL: October 19, 2016

SUBJECT: Ordinance No. 2016-O-20: An Ordinance of the City Council of the City of Centennial, Colorado Rezoning Certain Properties Located at the Northeast Corner of East Arapahoe Road and South Quebec Street and at the Northeast and Northwest Corners of East Arapahoe Road and South Potomac Street from General Commercial (CG) to Activity Center (AC) Under the Land Development Code, and Amending the Official Zoning Map

1. Executive Summary:

Earlier this year, the Community Development Department conducted multiple study session discussions with City Council and the Planning and Zoning Commission regarding potential Land Development Code (LDC) amendments related to the Central Arapahoe Road Corridor, including the rezoning of key parcels along the corridor from General Commercial (CG) to Activity Center (AC). At the July 18, 2016 Study Session, City Council authorized Staff to move forward with an amendment to the LDC as presented at the September 28, 2016 Planning and Zoning Commission meeting (Ordinance 2016-O-11). Council also authorized Staff to move forward with a separate ordinance rezoning specific parcels from CG to AC, as more fully described in Ordinance 2016-O-20 (Attachment 1) and the attached Zoning Maps (Attachments 2 and 3).

At its September 28, 2016 regular meeting, the Planning and Zoning Commission recommended approval of Ordinance 2016-O-11 to City Council with no modifications. Following a recommendation from the Planning and Zoning Commission on Ordinance 2016-O-20, both ordinances will be presented to City Council for consideration at its November 7, 2016 meeting.

2. Discussion:

Background – Arapahoe Road Retail Corridor Study

The Arapahoe Road Retail Corridor Study (the “Study”, Attachment 4) examines, in the context of retail, existing conditions of Arapahoe Road, challenges and opportunities for retail development, impact of spacing and use restrictions currently in the LDC and recommendations for retaining and expanding quality retail along the Arapahoe Road corridor between Quebec Street and Parker Road. The Study found that opportunities exist to retain and expand quality retail through:

- Amendments to the LDC to allow currently restricted commercial uses;
- Facilitating reinvestment in key properties;
- Preserving mixed-use development opportunities at key nodes;
- Investments in placemaking creating stronger physical spaces along the corridor; and
- Introducing higher density housing.

Additionally, the Study found that specific benefits for the Arapahoe Road corridor include:

- Opportunities for mixed-use development at several key nodes along the corridor;
- The high traffic volume nature of the corridor makes it ideal for convenience retail uses (many of which are currently prohibited due to spacing restrictions from Arapahoe Road);
- Retailers along the corridor would benefit from increased residential density in close proximity to the corridor; and
- The corridor could benefit from placemaking elements such as streetscape enhancements (medians, landscaping), wayfinding, signage, pedestrian facilities and other improvements that create a positive and unique identity for the corridor.

Study Session Recap and Direction

Following City Council's direction to capitalize on opportunities identified by the Study, Staff recommended a series of amendments to the LDC related to the Central Arapahoe Road Corridor (the "Corridor"), including rezoning specific parcels from CG to AC at key nodes along the Corridor. The amendments are supported by the Study and were crafted based on direction received from City Council and Planning and Zoning Commission at three study sessions earlier this year. At its September 28, 2016 regular meeting, the Planning and Zoning Commission recommended approval of the proposed LDC amendments (Ordinance 2016-O-11) to City Council with no modifications. Following a recommendation from the Planning and Zoning Commission on the rezoning of specific parcels from CG to AC (Ordinance 2016-O-20), both ordinances will be presented to City Council for consideration at its November 7, 2016 meeting.

Ordinance 2016-O-20 proposes the rezoning of key parcels from CG to AC, including all parcels at the northeast corner of Quebec Street/Arapahoe Road and the northeast and northwest corners of Potomac Street/Arapahoe Road (see Attachments 2 and 3).

3. Recommendations:

Staff recommends that the Planning and Zoning Commission recommend approval of Ordinance 2016-O-20, which will be presented to City Council at its November 7, 2016 public meeting.

4. Alternatives:

Planning and Zoning Commission may recommend modifications to the scope of the ordinance or may recommend to not move forward with the ordinance at this time.

5. Fiscal Impact:

According to the Arapahoe Road Retail Corridor Study, capitalizing on opportunities for mixed-use development identified in the Study will have a positive fiscal impact to the City of Centennial.

6. Next Steps:

Planning and Zoning Commission's recommendation will be brought to City Council for consideration at its November 7, 2016 public meeting.

7. Previous Actions:

On March 14, 2016, City Council directed Staff to move forward with the proposed amendments related to the Central Arapahoe Road Corridor with additional discussion at a future session. Council's specific comments were incorporated into the proposed ordinance attached to this report.

On May 9, 2016, City Council reaffirmed its direction given to Staff to move forward with the proposed amendments related to the Central Arapahoe Road Corridor, but asked Staff to perform additional research related to vehicle sales uses and potential supplemental conditional use and design standards.

On July 18, 2016, City Council gave final authorization to Staff to move forward with an amendment to the LDC, as summarized in this report and more fully described in the attached ordinance.

On September 28, 2016, Planning and Zoning Commission recommended approval of Ordinance 2016-O-11 to City Council with no modifications.

8. Suggested Motions:

Suggested Motion for Approval:

I MOVE TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE 2016-O-20, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO REZONING CERTAIN PROPERTIES LOCATED AT THE NORTHEAST CORNER OF EAST ARAPAHOE ROAD AND SOUTH QUEBEC STREET AND AT THE NORTHEAST AND NORTHWEST CORNERS OF EAST ARAPAHOE ROAD AND SOUTH POTOMAC STREET FROM GENERAL COMMERCIAL (CG) TO ACTIVITY CENTER (AC) UNDER THE LAND DEVELOPMENT CODE, AND AMENDING THE OFFICIAL ZONING MAP, AS OUTLINED IN THE STAFF REPORT DATED OCTOBER 19, 2016.

Suggested Motion for Approval with Amendments:

I MOVE TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE 2016-O-20, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO REZONING CERTAIN PROPERTIES LOCATED AT THE NORTHEAST CORNER OF EAST ARAPAHOE ROAD AND SOUTH QUEBEC STREET AND AT THE NORTHEAST AND NORTHWEST CORNERS OF EAST ARAPAHOE ROAD AND SOUTH POTOMAC STREET FROM GENERAL COMMERCIAL (CG) TO ACTIVITY CENTER (AC) UNDER THE LAND DEVELOPMENT CODE, AND AMENDING THE OFFICIAL ZONING MAP, AS OUTLINED IN THE STAFF REPORT DATED OCTOBER 19, 2016, WITH THE FOLLOWING AMENDMENTS:

Suggested Motion for Denial*:

I MOVE TO RECOMMEND DENIAL OF ORDINANCE 2016-O-20, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO REZONING CERTAIN PROPERTIES LOCATED AT THE NORTHEAST CORNER OF EAST ARAPAHOE ROAD AND SOUTH QUEBEC STREET AND AT THE NORTHEAST AND NORTHWEST CORNERS OF EAST ARAPAHOE ROAD AND SOUTH POTOMAC STREET FROM GENERAL COMMERCIAL (CG) TO ACTIVITY CENTER (AC) UNDER THE LAND DEVELOPMENT CODE, AND AMENDING THE OFFICIAL ZONING MAP, BASED ON THE FOLLOWING:

*In the event Planning and Zoning Commission seeks to recommend denial of the proposed ordinance in full, Staff recommends that the member of the Commission making the motion to deny consult with the City Attorney prior to making said motion.

9. Attachments:

Attachment 1: Ordinance 2016-O-20

Attachment 2: Zoning Map (Arapahoe Road/ Quebec Street)

Attachment 3: Zoning Map (Arapahoe Road/ Potomac Street)

Attachment 4: Arapahoe Road Retail Corridor Study